

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NORTH DAKOTA**

In re: ) Bky. Case No.: 20-30624  
Lynn Marlene Larson, ) Chapter 7  
Debtor. )  
\_\_\_\_\_  
)

**NOTICE AND MOTION FOR  
APPROVAL OF SALE OF PROPERTY**

Gene W. Doeling, the bankruptcy trustee in this case, requests that the Court approve the online auction sale of the bankruptcy estate's life estate interest in all of the oil, gas, casinghead gas, casinghead gasoline, all liquid hydrocarbons, and other minerals, including, but not limited to Sulphur, coal, gravel, clay, uranium and other ores containing fissionable materials in the parcel described below, on BKAssets.com.

The mineral rights are located in Billings County, North Dakota as follows:

## **Township 141 North, Range 99 West**

## Section 24: SW<sup>1/4</sup>

## Section 26: $N^{1/2}N^{1/2}$

The auction shall run for a period of 14 days pending court approval of this motion. The trustee has filed an application to employ BKAssets.com, LLC, who shall receive a 10% commission on gross sales price, plus any applicable expenses of up to \$250 to procure any necessary legal documents, listing fees, and shipping costs. The buyer will be required to pay \$225 to offset these fees. The trustee requests that he be authorized to pay these fees immediately upon completion of the sale.

The bankruptcy estate has determined that there will be no adverse tax consequences to the bankruptcy estate as a result of this sale.

**NOTICE OF MOTION:** Your rights may be affected in this action. You should read these papers carefully and discuss the matters with your attorney if you have one. Any objections to this motion must be made within 21 days of this date with an original filed with the Clerk of Bankruptcy Court and copies served upon the bankruptcy trustee and United States Trustee at the addresses stated

below. Failure to timely respond to this motion will be deemed a waiver of any objections and the Court will grant such relief as it deems appropriate.

Clerk, U.S. Bankruptcy Court Quentin N. Burdick U.S. Courthouse 655 First Ave. N. – Suite 210 Fargo, ND 58102	United States Trustee 314 South Main Ave. Suite 303 Sioux Falls, SD 57104-6462	Trustee (See address below)
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DATE OF MAILING: February 26, 2021      /s/ Gene W. Doeling  
Gene W. Doeling, Bankruptcy Trustee  
P.O. Box 9231  
Fargo, ND 58106  
(701) 232-8757

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In re: ) Bky. Case No.: 20-30624  
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 )  
Debtor. ) **CERTIFICATE OF SERVICE**  
 )  
\_\_\_\_\_ )

Gene W. Doeing of Fargo, ND, swears that on February 26, 2021, he mailed in first class postage-paid envelopes and deposited same in the post office at Fargo, ND, or served electronically at the given e-mail address a copy of the following:

**NOTICE AND MOTION FOR APPROVAL OF SALE OF PROPERTY**

to the parties listed below:

Aspen Dental  
PO Box 1578  
Albany, NY 12201-1578

One Main  
555 S 7th St  
Bismarck, ND 58504-5859

Capital One  
PO Box 5253  
Carol Stream, IL 60197-5253

Lynn Marlene Larson  
420 NW 2nd St  
Linton, ND 58552-7014

Capital One Bank  
PO Box 30285  
Salt Lake City, UT 84130-0285

Dental First  
PO Box 659622  
San Antonio, TX 78265-9622

Ford Motor Credit Company  
PO Box 55000  
Dept 194101  
Detroit, MI 48255-1941

Steven J. Simonson, ssimonson@legalassist.org

/s/ Gene W. Doeing  
Gene W. Doeing